

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD21-12

APPLICANT:

Katy Construction (Keith McCabe)

DATE:

March 4, 2021

LOCATION:

111 & 113 E. Acres Street

WARD:

4

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a residential development of three single-family residences with garage apartments. This property is currently zoned R-2, Two-Family Dwelling District. Rezoning is being requested to SPUD, Simple Planned Unit Development, to allow a variance to the lot width and the front setback.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 25, 2021 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to COVID-19. Although Conference Room D will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at <u>Current.Planning@NormanOK.gov</u> prior to noon on March 25th and we will send you the link to access the meeting.

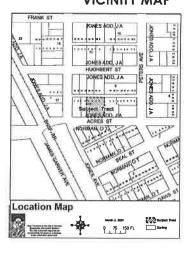
This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 8, 2021 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Keith McCabe, (405) 818-1097 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



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Application for **Pre-Development Informational Meeting**

Case No. PD 2/-/2

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

Katy Consi	truction Co.		ADDRESS 11501 S. Miller AVE. OKC OK 73170				
EMAIL ADDRESS Ktmccabe	E a Cox.net		NAME AND PHONE NUMBER OF CONTA KEAL M M Cabl 40 BEST TIME TO CALL:	CT PERSON(S) S. 81B. 1097			
A proposal for develo	opment on a parcel of land, ge	nerally located	n submitted with this application.	Sł.			
Lots	SixtEEn (16)	SEVEV	(n) and eight (8)				
The Proposed Use(s)	tion within the next six month	S.	will be brought forward to the Planni scribe specific land uses and approxi				
The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use): The proposed uses will be those uses allowed under the zoning of R2.							
The proposed lots are to be lot line adjusted to three (3) lots of 41.66 wide x 140 DEEP or 5,833 st per lot							
The proposed use is Single family Residence with A.D.U.							
nis proposed development] 2025 Plan Amendment	will necessitate (check all that app. Growth Boundary Land Use	ly): Items :	Deed or Legal Description Radius Map	Concurrent Planning Commission Review Requested:			
Special Use for Preliminary Plat	Transportation Dis (Plate of Survey (COS) - (NOT REQUI)	Name)	☐ Certified Ownership List ☐ Written description of project ☐ Preliminary Development Map ☐ Greenbelt Enhancement Statement ☐ Filing fee of \$125.00	Received on: 3-1-202/ at 1:30 a.m./m			
Commercial Communica		Current	Zoning: R-Z Plan Designation:	by			

Instructions for Completion of



Pre-Development Informational Meeting Form (Revised 05/13)

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A Norman, OK 73069 - (405) 366-5433 Phone - (405) 366-5274 Fax

When making application to the City for:

NORMAN 2025 Plan Amendment Rezoning any parcel larger than 40 acres any Special Use

any Preliminary Plat (Norman Rural Certificate of Survey is voluntary)

new Commercial Communication Tower

the City of Norman requires (22:442.1) that a Pre-Development Information Meeting be held with nearby property owners. This meeting is the initial opportunity for you to share the proposed development concept, answer questions, and discuss any concerns that affected property owners may have. Through this meeting, it is expected that, to the maximum extent possible, these concerns can be addressed and solutions incorporated into the formal application when filed.

All of the following items must be submitted to the Planning Department before your proposal can be heard at that meeting:

- A copy of the **DEED** to the property involved or a **LEGAL DESCRIPTION** of the tract (either should represent the entire ownership of the owner) prepared by your surveyor or engineer. That instrument will be used by the GIS Staff to prepare a **RADIUS MAP**.
- Two (2) copies of a **CERTIFIED OWNERSHIP LIST** of all property owners within three hundred fifty (350) feet of the tract that is proposed for development as shown by the Radius Map provided by the City. The radius may be larger for certain rezoning requests. The ownership list must be cross-referenced with the radius map so as to identify the specific property shown on the ownership list. This list must be certified as current and accurate by a registered professional engineer, attorney, bonded abstractor, or registered land surveyor.
- A COMPLETED APPLICATION which identifies the property owner, the developer, the size of the tract, the proposed use(s), and the nature of the request (NORMAN 2025 plan change, zoning, platting).
- A WRITTEN DESCRIPTION of the proposed project that identifies the proposed use, number and type of buildings. Please describe your project with sufficient detail to outline your proposal, and any impacts, to nearby property owners.
- A PRELIMINARY DEVELOPMENT MAP (PDM) showing the anticipated development layout. This PDM must include, at a minimum, ownership and parcel boundaries, topography, flood plain/flood way areas, water bodies or courses, existing structures, any significant tree stands, and all known easements. The PDM should show the general location of all proposed streets, buildings and parking (including minimum setbacks from abutting property lines), pedestrian and/or bicycle ways, and all public or private open space. All drawings should be to scale, not less than 1 inch equals 50 feet or larger. The PDM does not have to be prepared by an engineer or other design professional.
- In addition, an 8-1/2 by 11 inch **REDUCTION OF THE PDM** must be submitted at the time of filing the application, to be mailed to each property owner on the ownership list.
- A GREENBELT ENHANCEMENT STATEMENT if required by Article XXI, Section 4-2027(a) of the Code of the City of Norman (NORMAN 2025 Plan Amendments, Preliminary Plats or Norman Rural Certificates of Survey).
 - A FILING FEE of \$125 for each separate Pre-Development Meeting that is requested.

The Completed Application, with a notice prepared by staff and a site location map, will be sent to surrounding property owners and posted on our website. That communication will be an invitation to the Pre-Development Informational Meeting, which will be held in the Conference Room of Building A, 201-A West Gray Street at 5:30 p.m., according to the ANNUAL CALENDAR. At that meeting, you will need to bring one or more large scale Preliminary Development Maps and any additional sketches, drawings, building elevations, or handouts that you wish to use to explain your proposed project to those in attendance. The primary purpose of the meeting is for you to present information that describes your proposed development so that interested citizens can ask questions of you or your representatives. It is hoped that this meeting will identify neighborhood concerns, so that those concerns can be addressed in your subsequent formal submittal. City staff will be present at this meeting, but you will make the presentation as the developer. No other presentation will be permitted other than by an architect, engineer or other design professional actively involved in the project planning. Other professionals involved in the project (such as attorneys, lenders, etc.) can attend the meeting but should not be involved in the presentation. This meeting must be held **no more than six months** in advance of formal application to the City.

Katy Construction Co. Keith M. McCabe 405-818-1097

Scope of Work 111 & 113 E. Acres Street Norman, Ok. 73069

Project: The Gateway of E. Acres St.

We propose to take the existing lots and lot line adjust into three (3) separate lots. The existing lots are 125' wide x 140' deep. We propose a lot line adjustment to three (3) separate lots at 41.33' wide x 140' deep. Each lot would contain 5,833. Sf. of land.

We propose to retain the existing character and use of R2 and to build a Single- Family Residence with A.D.U. The Main (front) house to have access on Acres St. and the A.D.U. in rear of yard utilizing alley as access.

Each lot would contain:

One House:

1500sf to 1550 sf of footprint

One Garage/ A.D.U. 440 sf (20' x 22' garage)

Covered Porch

236 sf

Driveway

600 sf

Walks/ Pads

149 sf

Total per lot

2,975 sf

Total per site (3)

8,925 sf

8925/ 17500= 51% of the site to be impervious.

Our intent is to build three (3) separate, Single Family Residences with an A.D.U.'s, that are designed for and to be sold to a Single-Family buyer, that want to be part of this amazing neighborhood.

Respectfully, Keith M. McCabe

